

Topsfield Zoning Board of Appeals

April 30, 2014

Chairman Moriarty called the meeting to order at 8:00 PM at the Town Library. Board members present were Robert Moriarty, Jody Clineff, David Merrill, David Moniz and Gregor Smith. Roberta Knight, Community Development Coordinator was also present as well as the applicants, their representatives and interested residents. See attendance sheets for specific public hearings.

Visitors: Selectmen Martha Morrison and Richard Gandt; Mark Gatti and Joanne Leary

19 South Main Street: At 8:00PM, Chairman Moriarty called to order the public hearing to consider the application of Mark Gatti and Joanne Leary for a finding pursuant to Article III, Section 3.05 of the Zoning By-Law for the demolition of rear porch and construction of a rear two story addition and change in rear roof line to a single family residence on a non-conforming lot.

Mr. Gatti reviewed the plans with the Board and noted that he had received approval for the project from the Historical Commission, and was in the process of filing with the Conservation Commission.

The Board made the appropriate findings relative to the required zoning relief. Member Jody Clineff made the motion to approve a finding for 19 South Main Street to allow the demolition of the rear porch, construction of a rear two story addition with change in rear roof line; seconded by Member Gregor Smith; so voted 4-0.

Topsfield Fair Special Permit Renewal: Community Development Coordinator Roberta Knight informed the Board that the Essex Agricultural Society was in the process of filing an application for a five year special permit relative to loudspeakers and parking for the Annual Topsfield Fair. Since Chairman Moriarty was the only remaining member on the Board that had reviewed the last five year permit, which expired in 2014, Ms. Knight handed the members a document entitled "Summary History of Topsfield Fair Permitting" which she had compiled for the Planning Board in 2011. The members reviewed the document with input from Selectman/Planning Board Chair Morrison and Selectman Gandt.

The meeting was adjourned at 9:02 PM

Respectively submitted,

Roberta M. Knight
Community Development Coordinator